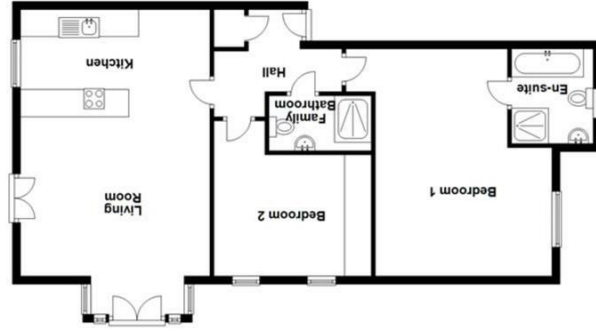


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This floor plan is provided as a guide only. It is not intended to be used as a basis for any legal proceedings. The seller is not responsible for any errors or omissions in this plan. The plan is for information purposes only.



**John Sankey**

Apartment 9, The Courtyard Berry Hill Lane, Mansfield, Nottinghamshire, NG18 4FZ  
 Offers In Excess Of £200,000

**John Sankey**  
 Estate Agents Valuers Surveyors Lettings

# Berry Hill Lane

## Mansfield

Style, sophistication and fantastic views. Located in this superbly restored Grade II listed Berry Hill Hall we are delighted to offer to market this TWO DOUBLE BEDROOMED luxurious apartment with a four piece en suite bathroom to the main room, there is a fabulous open plan living kitchen area with quality fitted appliances and high gloss grey kitchen which is sure to impress most buyers. This room provides a fantastic space to entertain and overlooks Berry Hill Park. Another particular feature of this property is there is a secure underground car park where you will find one allocated space to the property.

Berry Hill Hall is located within close proximity to a wealth of local amenities that Mansfield has to offer and only on a detailed personal inspection can you truly appreciate the quality this property has to offer.

### How to find the property

Take the Nottingham Road A60 out of Mansfield to the traffic lights by High Oakham School, turn left into Berry Hill Lane continuing to the brow of the hill and straight ahead over both the mini roundabouts, Berry Hill Hall is then located on the right hand side with the courtyard being accessed via a small pedestrian path to the right of the building.



### Entrance

There is a communal entrance door with secure intercom system which provides access to a staircase leading to the first floor and the entrance to the apartment itself.

### Entrance Hall

Having laminate floor covering, spotlights to the ceiling, coving, a cupboard provides useful storage space, there is a wall crawl radiator, power points and internal doors lead to all of the apartment's accommodation.

### Open Plan Lounge/Kitchen

24'7" maximum x 15'3"

A fantastic size main living area providing modern decoration which includes two dual aspect juliet balconies providing the room with plenty of natural light and fantastic views over the courtyard and towards Berry Hill Park, there is coving to the ceiling along with spotlighting.

### Kitchen Area

A bespoke high quality fitted kitchen fitted in high gloss grey offers a comprehensive range of wall and base units and integral appliances including a fridge freezer, slimline dishwasher and washer drier, a square edged work surface houses a one and a half bowl counter sunk sink with a mixer flexi hose tap, there is also a Bosch induction hob which was installed the end of 2019 along with a Faba Korinthia Isola feature circular extractor fan, there is also a fitted electric oven and laminate floor covering, double glazed windows to the rear of the apartment overlook Berry Hill Park, there is also seating comfortably for at least four people and modern chrome power sockets.

### Bedroom No. 1

17'7" maximum x 14'4" maximum

A fantastic sized main bedroom suite offering a huge amount of space with spotlights and coving to the ceiling, a double glazed window to the front of the apartment overlooks the picturesque lawned courtyard, there is a central heating radiator, power points and an internal door to the en suite bathroom.

### En Suite Bathroom

A high quality fitted four piece suite incorporating a low flush w.c., a sink unit with mixer tap, a deep bath with tiled panels and a separate mains fed waterfall style shower cubicle with bi folding glazed door, there are spotlights to the ceiling, shaver point, chrome heated towel rail and a window to the front aspect.

### Bedroom No. 2

12'7" x 11'11" to the doorway

Another good sized double bedroom offering fitted wardrobes providing plenty of useful hanging and storage space, there are two windows to the side aspect with lovely views over the side courtyard, there are spotlights to the ceiling, a central heating radiator and power points.

### Separate Shower Room

Again a high quality fitted suite comprising briefly of a low flush w.c., a sink unit with a mixer tap and a mains fed waterfall style shower with bi folding glazed door, there is full tiling to the walls and floor, a chrome heated towel rail, spotlights to the ceiling and shaver point.

